

# TO LET

38 Francis Street,  
Leicester LE2 2BD  
Tel: 0116 255 8888



## UPPER FLOORS, 2 GRANBY STREET, LEICESTER, LE1 1DE

- Offices to let
- City Centre Location
- Rental £10,000 per annum

**SpencersDruce**  
**Naylor Parkes**  
Chartered Surveyors Property Consultants

## LOCATION

The premises are located at the junction of Granby Street and Halford Street in the City Centre of Leicester on the edge of the prime retailing area of the City.

## DESCRIPTION

The premises are on the upper two floors of a period property.

The offices are over two floors with their own self contained access off Halford Street and are cellular in nature and have a kitchen and W.C's on the first floor as well as the offices.

## ACCOMMODATION

|                         | M <sup>2</sup> | Sq.Ft        |
|-------------------------|----------------|--------------|
| Offices over two floors | 99.50          | 1,071        |
| Kitchen                 | 5.20           | 56           |
| Stores                  | 1.02           | 10           |
| W.C                     |                |              |
| <b>Total</b>            | <b>105.72</b>  | <b>1,137</b> |

## SERVICES

We understand all mains services are connected.

## HEATING

The premises have gas central heating.

## EPC

An EPC is currently being requested.

## RATES

The premises are assessed for business rates under the 2023 Rating List as follows:-

| Description        | Rateable Value |
|--------------------|----------------|
| Offices & Premises | £5,300         |

## TENURE

The premises are available by way of a new internal repairing and insuring lease with the tenants contributing to the maintenance of the exterior and common parts of the property.

## RENTAL

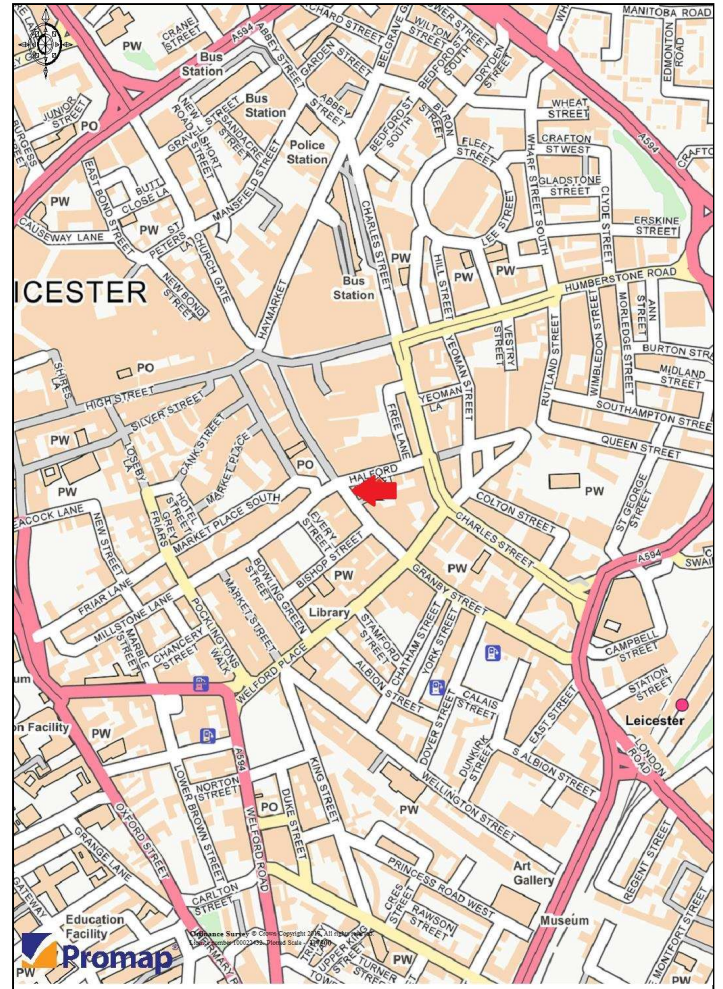
£10,000 per annum.

## VIEWING

Strictly by appointment with the sole agents:-  
Spencers Druce Naylor Parkes  
38 Francis Street  
Leicester  
LE2 2BD

Tel: 0116 255 8888

Michael Holt  
[mholt@spencersdruce.co.uk](mailto:mholt@spencersdruce.co.uk)



PROPERTY MISDESCRIPTIONS: All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed nor do they form any part of any contract or warranty. Unless specified to the contrary interested parties should not be misled by the following: 1. All dimensions, distances, and floor areas are approximate and given for guidance purposes only. 2. Information given on tenancies and tenure has been provided to us in good faith and the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their solicitors. 3. Information on Rating Assessments and Town and Country Planning Matters has been obtained by verbal enquiry only from the relevant local authorities or by web based enquiry. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to Purchase/lease. 4. All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. All statements regarding service installations including apparatus and fixtures and fittings do not warrant the condition or serviceability of the items referred to as no tests have been carried out prior to acquisition. 5. All prices and rents quoted are exclusive of Value Added Tax (VAT) unless expressly stated to the contrary.